

**Town Council Minutes
Morehead City, North Carolina**

**Tuesday, October 22, 2013, at 9:00 a.m.
Special Meeting/Council Work Session**

The Honorable Council of the Town of Morehead City met in Special Session/Council Work Session on Tuesday, October 22, 2013, at 9:00 a.m., in the Municipal Chambers located at 202 South 8th Street, Morehead City, North Carolina. Those in attendance were:

MAYOR:	Gerald A. Jones, Jr.
MAYOR PRO-TEM:	Harvey N. Walker, Jr. [Arrived at 9:30 a.m.]
COUNCIL:	George W. Ballou
	Bill Taylor
	Demus L. Thompson
	Diane C. Warrender
CITY MANAGER:	David S. Whitlow
CITY CLERK:	Jeanne M. Giblin
OTHERS:	Public Utilities Director Daniel Williams; Public Works Director David McCabe; Wylie R. Cooke, Jr.; Ann L. Garner; Gerry M. Garner; Ken Wood; Ricardo Gomez; Gunnar Stumpe; Dawn Gaskill; Finance Director Ellen Sewell; Sidney Horton; Tom Saunders; Mark Hibbs, Reporter, THE CARTERET NEWS TIMES; Planning Director Linda Staab; Planner Sandi Watkins; Paul Cordova; Recreation Director Craig Lands and several others

I. Call to Order

Mayor Jones called the meeting to order at 9:00 a.m. and advised that there were two [2] items on the Agenda:

- Public Use of South 11th Street Water Access
- Inventory of Morehead City Properties.

He explained that the meeting was a Council Work Session and that no public comments would be received.

II. Public Use of South 11th Street Water Access

City Manager Whitlow distributed the proposed draft regulations as outlined by Councilwoman Warrender, Public Works Director David McCabe's memo of September 3, 2013, a draft storage rack use application and rules, and a draft ordinance.

Councilwoman Warrender concurred with the proposed draft of regulations citing the type of vessel limits allowed to be stored in the area and agreed that more storage racks for small boats would be appropriate. The concern is that Hobie Cats are being stored on the ground and on trailers parked in the area. She commented that Hobie Cats could be launched from South 10th Street at the small boat launch. She detailed a permit process for rack boat storage with an annual fee starting on January 1 of each year with Morehead City residents having first preference. Vessels left there which have no permit would be removed from the area and stored by Morehead City at a cost of \$10 per day. Councilwoman Warrender commented that one of the adjacent property owners was served a citation by CAMA because a Hobie Cat owner cut the sea grass on the owner's property.

Councilman Taylor opined that Hobie Cats should be stored on trailers because if left on the ground it is difficult for the City to maintain the area and keep the grass cut.

Mayor Jones stated that this situation started about a few months ago when the adjacent property owners to the South 11th Street water access came forward because of damage to their properties. Traditionally, Morehead City has allowed boat storage there with no time limits. When bollards are placed in areas such as this it is to keep vehicles from accessing the beach.

Councilman Ballou commented that there is no way that everyone will be happy and he had no problem with overnight storage of small boats on the racks on a first come, first served basis. He had concern with the Hobie Cats on trailers at the South 10th Street

beach access. He stated that there was a small boat launch area within sight that could be used. He also requested that the City look into providing storage racks for Hobie Cats.

Councilman Thompson stated it has never been his intention to close a water access, however, the City needs to address adjacent property owners' concerns and make some kind of boundary to keep the public off private property. He agreed it would be advisable to have some type of "neighborhood watch" keep tabs on the water access such as proposed by Gunnar Stumpe, but it needs to be done properly. Taking away what has become a tradition in Morehead City is unthinkable. He also advised that the boat racks on site should be placed back from the property setbacks.

Councilman Taylor addressed the need of providing water access to visitors.

Councilman Ballou replied that Morehead City does provide area for boat launches for visitors such as those sites on Radio Island, South 10th Street, the Visitors Center, South 11th Street, etc.

Mayor Jones summarized as follows:

- Controlled boat storage.
- Build more racks for small boats.
- Build a few racks for Hobie Cats.
- The City provides plenty of places for visitors to launch boats.
- Removal of all boats at some time during the year for maintenance of the site.
- Registration period each year with a fee of \$50.
- Haul away unregistered boats and impose a daily storage fee [\$10].
- Allow a "community watch" type of program to police the area.
- Install a border between public and private property.

Mayor Jones requested that the City Manager draft a proposed ordinance for the Council Meeting on November 12, 2013.

City Manager Whitlow stated he would investigate some type of storage rack for Hobie Cats, take measurements of the site in order to ascertain the maximum amount of storage area for specific vessels, delineate the property lines to make sure setbacks are met and draft an ordinance with a set of policies and regulations for presentation at the November 12th Council Meeting.

Councilman Walker commented that he had concern with City residents not being able to meet the cut-off date for boat registration and then not being allowed to store their boats there. He felt an obligation to the residents of Morehead City. He proposed no overnight storage of any vessel so that everyone is treated the same and that the City should only allow water access and should not have to regulate the area.

Councilman Ballou commented that there is already boat storage in the area and that only storage on racks should be allowed, not on trailers.

Councilman Thompson commented that the City was trying to create some order at the site.

The Council took a ten [10] minute break.

III. Review of City-Owned Properties Future Use and/or Disposal

City Manager Whitlow reported that Councilman Taylor created a list of all the properties to which Morehead City had title and explained the distributed papers regarding this item. Most of the properties are used, however, a few may be available as surplus.

Councilman Taylor recommended reviewing those properties which are vacant to ascertain if they might have use. He discussed the use of the Charles Wallace School for City purposes and the future use of the present City Hall and Municipal Building. He mentioned that the Town of Conover, North Carolina, recently renovated a same type building as the Charles Wallace School and recommended that the City Manager of

Conover be invited to visit Morehead City to detail to the Council the pitfalls and successes.

City Manager Whitlow advised that Morehead City has just undertaken a Space Needs Analysis which will address the future potential needs and uses of City property.

The Council reviewed vacant properties and others:

- 4823 Country Club Road: Heavily wooded wetland which was gifted to the City. Its use would be as a pathway to the intersection of the MATS bike trail and sidewalk.
- 1001, 1007 and 1009 Treatment Plant Road: Wetlands adjacent to the Wastewater Treatment Plant which has City piping underground. Public Utilities Director Williams advised that it is always a good idea to acquire any land near the Wastewater Treatment Plant.
- South 25th, 26th, 27th and 29th Streets: These are all street ends on Bogue Sound given to the property owners within the subdivision. The City has ¼ interest in the property with rights limited the same as all the property owners. The City has piping and drains in these properties. Because of the property limitation these cannot be opened for public access.
- South 33rd & 34th Street: There is a possibility of making them public access.
- South 32nd Street: This is a public access site with a small public access sign which was requested by the neighborhood.
- 1706 Bay Street: This is a wetland with piping on the western edge of the property.
- 2413 Bay Street: Corner lot next to EMS Building #4. Not a buildable lot.
- 304 North 25th Street: Current EMS Building #4 which is used to house Fire/EMS students training at Carteret Community College and storage. The concept is to offer rooms for future EMS/Firefighters who are in initial training as an incubator for future Fire/EMS employees. The City tried to sell the property a few years ago to no avail.
- Property east of Bayview Cemetery: Marsh area.
- 1200 Bridges Street: Parking lot across from the Charles Wallace School. Should be kept for future purposes.

Public Works Director McCabe explained that the 5th Street City facility which used to house a well was appraised for \$60,000 with the current building and \$72,000 without the building. There is no electricity in the building and is currently being used for storage. This parcel will be addressed in the space needs analysis.

With regard to the Wallace School building, it is not likely that the City will need the entire building which is 40,000 square feet. In the future it will house City employees who are currently in the Hamilton Building, City Hall and the Municipal Building.

Councilman Taylor commented that a long term planning for this building should be addressed and the need to seek partnerships within the community for its uses.

Mayor Jones commented that definitely part of the building could be used for community purposes.

When questioned by Councilman Taylor about using the former Police Communications area in the current Municipal Building instead of renting the Hamilton Building, City Manager Whitlow stated that the cost would be prohibitive to update the facilities to suit City and OSHA needs.

City Manager Whitlow commented that the properties which could be recommended for sale are:

- Property on Bay Street.
- Old Fire/EMS Station with adjacent property.
- 5th Street property.

Councilman Thompson cautioned the Council that no one knows the exact future needs of the City and that once a property is sold, it cannot be regained. To sell a piece of property which is not costing the City too much may be a mistake.

Councilman Taylor advised that the City needed to consider the funding for projects, future space needs and maintenance costs of properties.

IV. Adjournment

There being no further business, the meeting adjourned at 11:11 a.m.

Gerald A. Jones, Jr., Mayor

Attest:

Jeanne M. Giblin, City Clerk